



Cranfield Road, SE4 | £1,600,000

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In General

- Semi- detached four bedroom Victorian home
- Over 90 foot south facing garden
- Spacious kitchen/ diner
- Separate reception room
- Two modern bathrooms
- Excellent location for transport and amenities
- Set over 2,300 square foot
- Brockley Conservation Area
- Cellar
- High standard finish throughout

In Detail

A stunning four-bedroom semi- detached Victorian home for sale within the sought-after Brockley Conservation Area on Cranfield Road.

The ground floor features the spacious kitchen/ diner complete with kitchen island and enormous windows leading onto an over 90 foot south facing garden making it the perfect place to host and entertain. There is also another double reception room which could be used as a snug, or relaxing space and a WC.

The first floor offers two large double bedrooms, a modern bathroom suite and a further shower room. Upstairs on the top floor, are another two double bedrooms.

The south facing garden stretches over 90 feet making this substantial property the perfect long-term family home.

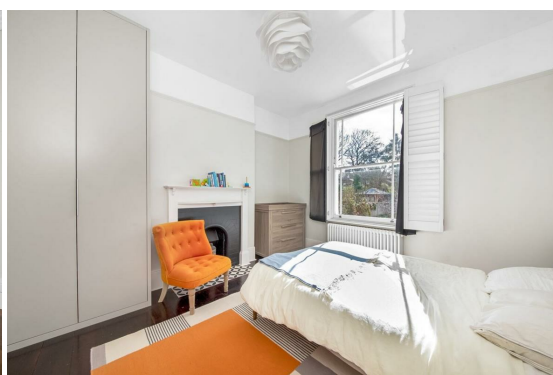
Further benefits include a high standard finish, a cellar, beautiful sash windows at the front that provide an abundance of light throughout, high ceilings and period features.

The property is situated approximately 0.2 miles to Brockley, and is close to Crofton Park, St John's, and Ladywell stations, all offering excellent links into London Bridge, Cannon Street, Canada Water and Whitechapel.

This fantastic property is split across three floors, boasts over 2,300 sq ft and is just a short walk from Hilly Fields Park and other local amenities including a variety of restaurants, coffee shops, parks and gastro pubs and the historic and much filmed venue, the Rivoli Ballroom.

There are also a variety of independent boutiques and shops, including Crofton Books, along with award winning restaurants and takeaways such as Brockley's Rock providing first-class Fish and Chips, Babur, best of Indian cuisine, and L'Oculto, tapas restaurant and wine bar.

EPC: D | Council Tax Band: E



Floorplan

Cranfield Road, SE4

Approximate Gross Internal Area
 Lower Ground Floor = 24.9 sq m / 268 sq ft
 Ground Floor = 92.3 sq m / 994 sq ft
 First Floor = 64.2 sq m / 683 sq ft
 Second Floor = 42.4 sq m / 456 sq ft
 Total = 213.8 sq m / 2301 sq ft



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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	
76(41) B	
69(40) C	
55(48) D	
39(54) E	
21(38) F	
1(20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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